

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
E/S Patapsco Road, 15' E of the
c/l of Gunpowder Road
(13235 Patapsco Road)
15th Election District
5th Councilmanic District
Clyde P. Jackson, et ux
Petitioners
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-313-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 8 feet in lieu of the minimum required 18.75 feet for a proposed deck with wheelchair ramp in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Sections 307.1, 307.2 and 500.14 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County;

that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of May, 1991 that the Petition for Residential Variance to permit a front yard setback of 8 feet in lieu of the minimum required 18.75 feet for a proposed deck with wheelchair ramp, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated April 1, 1991, attached hereto and made a part hereof.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:bjs
cc: Peoples Counsel

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3553

May 3, 1991

Mr. & Mrs. Clyde P. Jackson
13235 Patapsco Road
Baltimore, Maryland 21220

RE: PETITION FOR RESIDENTIAL VARIANCE
E/S Patapsco Road, 15' E of the c/l of Gunpowder Road
(13235 Patapsco Road)
15th Election District - 5th Councilmanic District
Clyde P. Jackson, et ux - Petitioners
Case No. 91-313-A

Dear Mr. & Mrs. Jackson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1802.3.C1 and 301.1 to allow a deck a front setback 8' in lieu of the allowable 18.75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (indicate hardship or practical difficulty):

Wooden deck was built to replace deteriorating cement porch and steps. Ramp was added to accommodate family member who has Fibrositis, (a form of arthritis) and often cannot negotiate steps. It was positioned so as not to necessitate removal of four existing trees. Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

Clyde P. Jackson

Charles P. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

MAP NE 724

E 4

E D 15

DATE 12-22

200

100

DP 6

13235 Patapsco Rd. 335-2484

Baltimore, MD 21220

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

City/State/Zip Code

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently or upon settlement will reside at
13235 Patapsco Rd. Baltimore, MD 21220
(Address)

That based upon personal knowledge, the following are the facts upon which I/we have the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)

Wooden deck was built to replace deteriorating cement porch and steps. Ramp was added to accommodate family member who has Fibrositis (a form of arthritis) and often cannot negotiate steps. It was positioned so as not to necessitate removal of 4 existing trees.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Clyde P. Jackson

Charles P. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

AFFIANT (Handwritten Signature)

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Ellen F. Jackson

Zoning Description

Lot is situated on the North side of Gunpowder Road, which is 30 feet wide and East of Patapsco Road, which is 30 feet wide

Being Lot #174, Section A in the subdivision of Oliver Beach as recorded in Baltimore County Plat Book #C.W.B. Jr. 12, Folio #56, containing 7500 square feet. Also known as 13235 Patapsco Road and located in the 15th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-313-A

District 15th Date of Posting 2/24/91
Posted for: Variances
Petitioner: Clyde P. Jackson, et ux
Location of property: E/S Patapsco Rd, 15' N of Gunpowder Rd
13235 Patapsco Rd
Location of Sign: Front of Patapsco Rd, across 6' from driveway
On property of P. Jackson
Remarks: None Date of return: 3/1/91
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150
Number

CRITICAL AREA

2/15/91
PUBLIC HEARING FEES
GEO. ZONING VARIANCE (151)
GEO. POSTING SIGNS / ADVERTISING
LAST NAME OF OWNER: JACKSON
TOTAL: \$60.00

Please Make Checks Payable To: Baltimore
04A04H00A3M1CHRC
00-001112AM02-15-91

\$60.00

CRITICAL AREA

322

ORDER RECEIVED FOR FILING
Date 2/24/91
By JRH

ORDER RECEIVED FOR FILING
Date 2/24/91
By JRH

ORDER RECEIVED FOR FILING
Date 2/24/91
By JRH

- 2 -

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 20, 1991

Clyde and Ellen Jackson
13235 Patapsco Road
Baltimore, Maryland 21220

Re: CASE NUMBER: 91-313-A
LOCATION: 6/5 Patapsco Road, 15' N of c/l Gumpshoe Road
1325 Patapsco Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a rebuttal regarding the administrative process.

1) Your property will be posted on or before February 27, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is March 14, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post on them be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

[Signature]
G. G. Stephens
(301) 887-3391

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 11, 1991

Mr. & Mrs. Clyde P. Jackson
13235 Patapsco Road
Baltimore, MD 21220

RE: Item No. 322, Case No. 91-313-A
Petitioner: Clyde P. Jackson, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Jackson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

4th day of February, 1990.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Clyde P. Jackson, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: March 6, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Russell V. Pettiford, Item No. 301
Timothy D. Brown, Item No. 311
Robert P. Biller, Item No. 318
Lloyd Lee Jordan, Item No. 321
Clyde P. Jackson, Item No. 322

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

NCVARIED/ZAC1

received
3/12/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: March 8, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: February 26, 1991

The Bureau of Traffic Engineering has no comments on items number 297, 301, 311, 318, 321, and 322.

[Signature]
Rahee J. Famill
Traffic Engineer II

RJF/lvd

received
3/12/91

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

MARCH 13, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CLYDE P. JACKSON

Location: #13235 PATAPSCO ROAD

Item No.: 322 Zoning Agenda: FEBRUARY 26, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Bureau Approved
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 22, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 26, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 297, 301, 311, 318, 321, and 322.

For Item 319 the previous County Review Group Comments are still applicable.

[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: April 1, 1991

FROM: Mr. J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item 322
Jackson Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 13235 Patapsco Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Clyde P. Jackson

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.C1 and 301.1 of the Baltimore County Zoning Regulations to permit a front setback eight feet in lieu of the allowable 18.75 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.01.02>

received
3/20/91

Memo to Mr. J. Robert Haines
April 1, 1991
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-216(a)>.

Finding: This proposed deck is located approximately 500 feet from the tidal waters of the Gunpowder River.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination" <Baltimore County Code Sec. 22-98>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: The proposed deck will not be increasing the sum of impervious surfaces. Additional impervious surfaces shall only be allowed if they do not increase the sum above 15%.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15% <COMAR 14.15.02.04 C.(5)>.

Finding: This property presently contains forest cover of at least 15%. No additional trees need to be planted. However, the property owner is encouraged to plant additional trees wherever possible. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorus associated with them.

5. Regulation: "The stormwater management system shall be designed so that:

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

Memo to Mr. J. Robert Haines
April 1, 1991
Page 3

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 22-217(h)>.

Finding: Rooftop runoff presently discharges from downspouts and across the lawn. The applicant has agreed to direct rainwater into Dutch Drains to encourage maximum infiltration and decrease the amount of runoff leaving the site.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

John D. Dietz
John D. Dietz, Director

JJD:DCF:ju
Attachment

cc: The Honorable Vincent Gardina
The Honorable Donald Mason
Mr. Ronald B. Hickernell
Mrs. Janice B. Outen

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

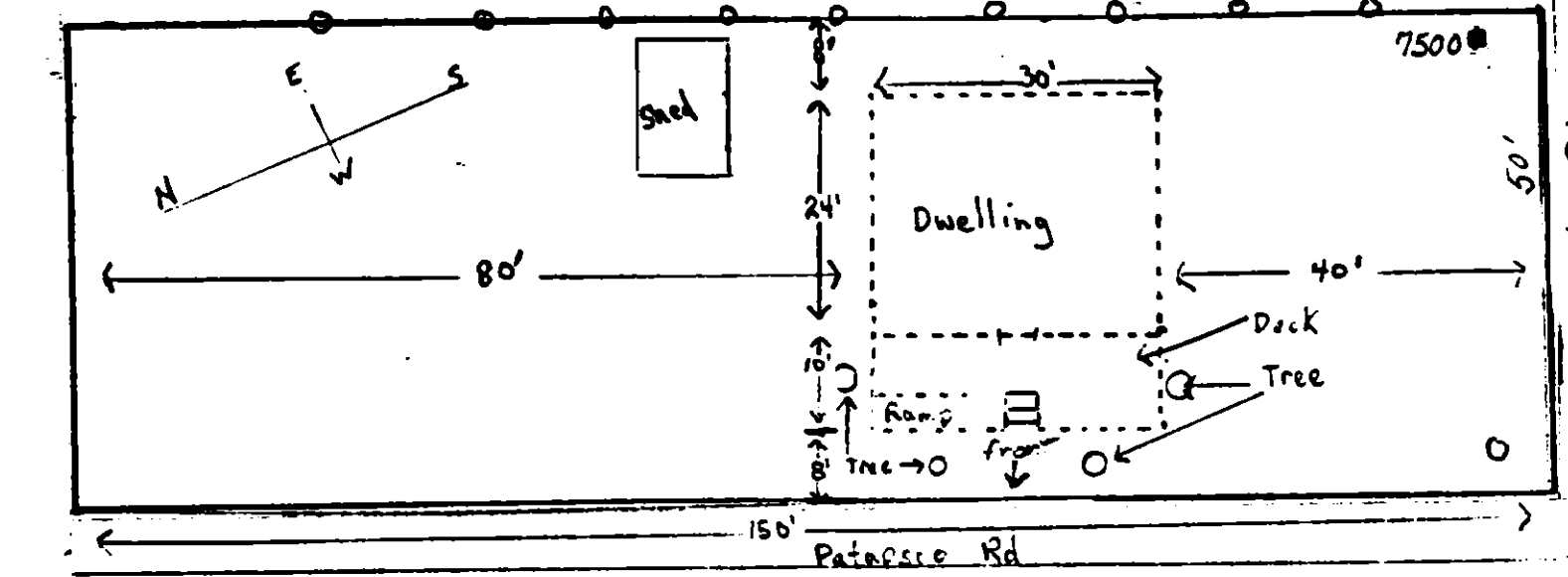
PROPERTY ADDRESS: 13235 Patapsco Rd.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: *Oliver Beach*

plot book: *Section 56, lot 174, sections A*

OWNER: *Clyde P. & Ellen F. Jackson*



Petitioner's Exhibit 1

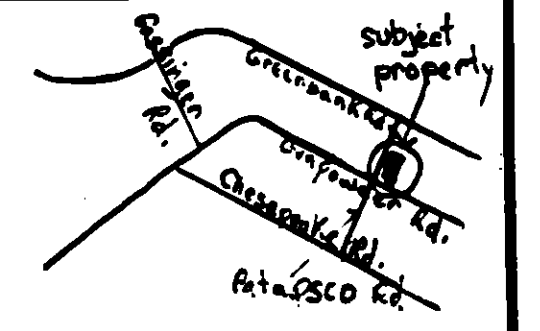


North

date: *12-7-90*

prepared by: *Alan Jackson*

Scale of Drawing: 1" = 20' - Lot # 174 only



LOCATION INFORMATION

Councilmanic District: *5*

Election District: *15*

1"=200' scale map: *NE, 7M*

Zoning: *DR-55*

Lot size: *17* *7500* square feet

SEWER: ☒

WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: *None*

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

322

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

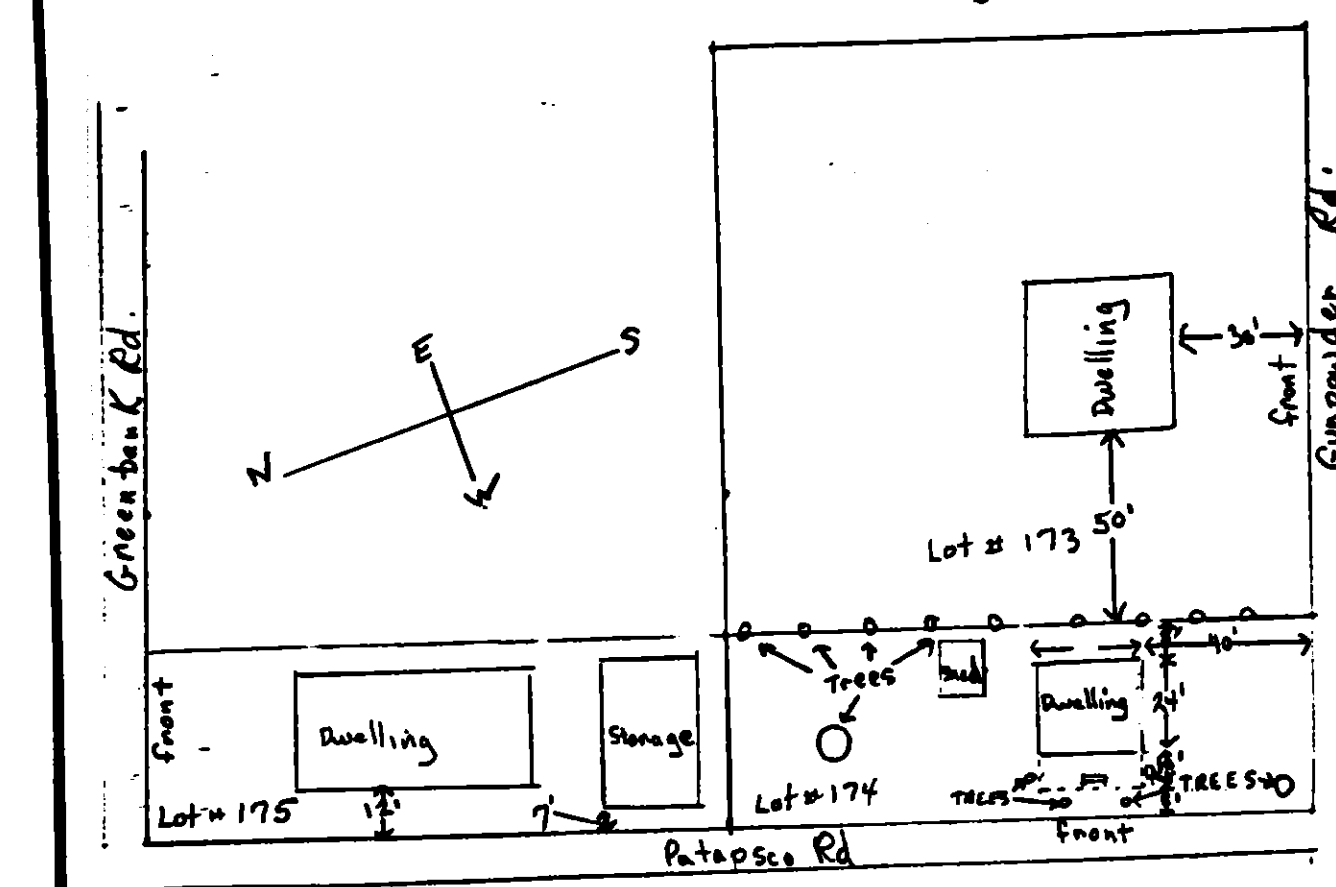
PROPERTY ADDRESS: 13235 Patapsco Rd.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: *Oliver Beach*

plot book: *Section 56, lot 174, sections A*

OWNER: *Clyde P. & Ellen F. Jackson*



North

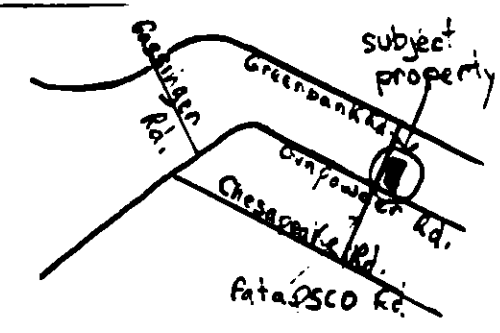
date: *12-7-90*

prepared by: *Alan Jackson*

Scale of Drawing: 1" =

1" = 50' - Lots # 173, 174 & 175

Petitioner's Exhibit 2



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: *5*

Election District: *15*

1"=200' scale map: *NE, 7M*

Zoning: *DR-55*

Lot size: *17* *7500* square feet

SEWER: ☒

WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: *None*

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

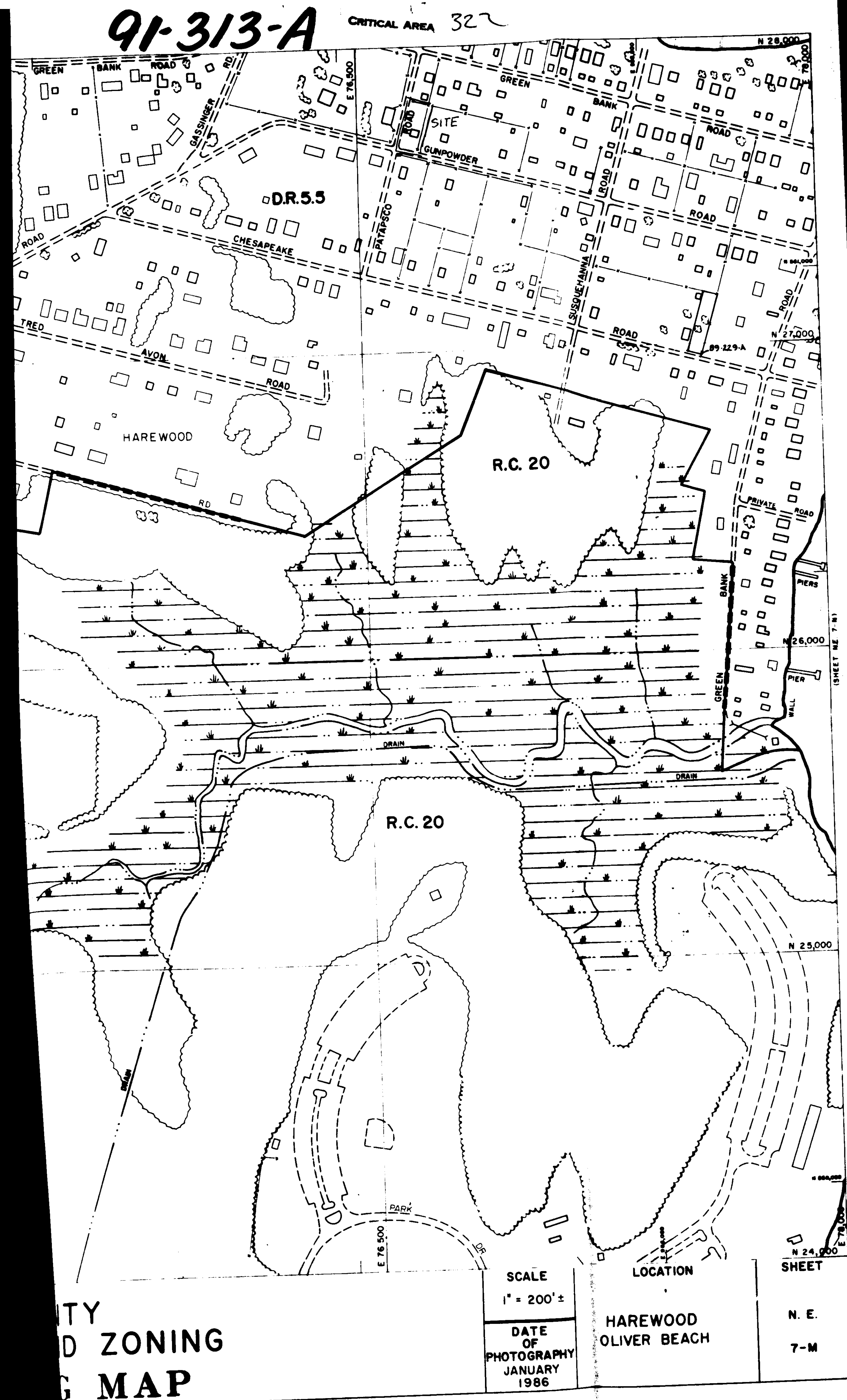
322

91-313-A

CASE NUMBER



PETITIONER'S EXHIBIT # 3



TY
D ZONING
G MAP



E COUNTY
NING AND ZONING
PHIC MAP